

9 Chelveston Road  
Raunds  
Wellingborough  
NN9 6DA

£850,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James are delighted to market this exceptional, detached 5 double bedroom bungalow, with truly impressive accommodation, of around 248 sqm/2669 sq.ft. which includes a self-contained annexe, attached to the rear of the property.

Situated centrally to an exclusive plot of circa 0.25 acres, just off the highly regarded and sought after Chelveston Road, to the south of the historic and popular market town of Raunds, in East Northamptonshire.

Set in it's own block paved courtyard with a detached double garage and vast vehicular parking possibilities, to the front elevation and a landscaped Westerly facing garden to the rear aspect.

The accommodation benefits from gas fired central heating and double glazing throughout and briefly comprises; welcoming entrance hall with two store cupboards, master bedroom with fitted wardrobes and cabinetry via connecting archway to a huge en-suite 5 piece bathroom.

There are Three further double bedrooms off the hallway each with fitted wardrobes. The dining room is generously proportioned with double doors internally and externally. A large fitted kitchen with timber units integrating a range of high end appliances.

The main family bathroom is accessed to the end of the central connecting hallway which also leads into an incredibly spacious main lounge with windows to the front elevation aspect.

The Annexe is self-contained, with double bedroom, kitchen with dining space and large lounge with French Doors to the garden and a dedicated Bathroom.

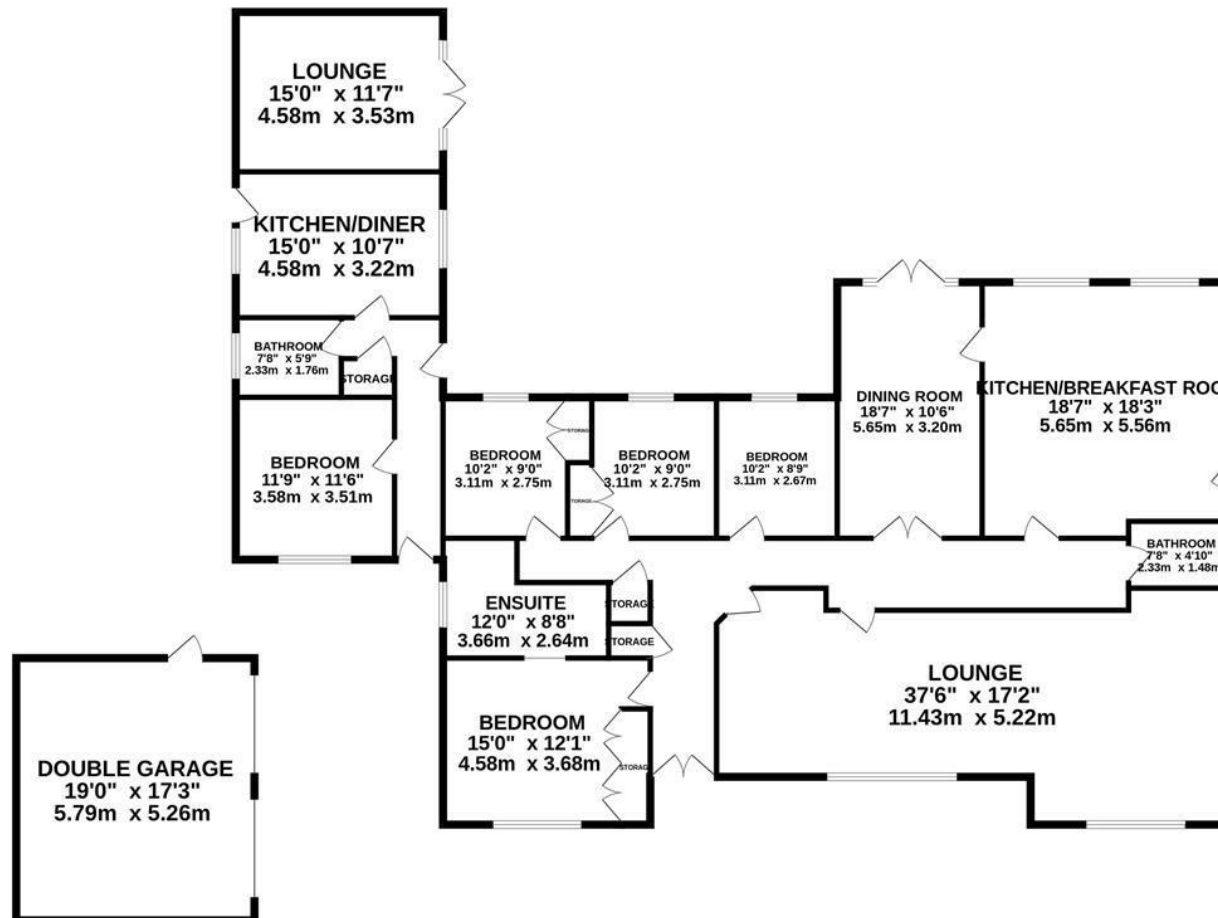
Raunds is within easy access of excellent local road links with the A14, A6 & A45 all within a short drive. Direct access to London by rail is easily accessible in under 1 hour from local stations Huntingdon, Wellingborough & Bedford.

Rarely do bungalows of this size and quality come to the market and as such we expect strong interest, to register yours or to arrange a viewing please contact sole selling agents Oscar James today.

...expect excellence

# Floor Plan

GROUND FLOOR  
2841 sq.ft. (263.9 sq.m.) approx.



TOTAL FLOOR AREA : 2841 sq.ft. (263.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Large 37ft Long Lounge Reception + Additional Annexe Reception



Kitchen 18ft x 18ft + Annexe Kitchen /Diner



5 Bedrooms: 4 Double Bedrooms Master En-Suite  
1 Double Bedroom to the Annexe



Two Bathrooms + Ensuite 5 Piece Bathroom



Landscaped Rear Garden - Lawn and Patio Entertaining Areas



Double Garage - Extensive Driveway Parking with further Potential.





# SELLER'S SECRET

We've enjoyed living here for over 25 years and in that time have made huge improvements to this amazing home.

We always appreciated that we've had a lovely sized property that sits centrally, to a really large plot around 0.25 acres, with great privacy.

While we're on the outskirts of the old market town, it's really convenient to be close to local amenities in Raunds.



## Why we like it....

We rarely find such a flexible property in terms of accommodation and space.

As a Bungalow, it's quite unique and the self contained annexe with it's own access is a very surprising and welcome addition for guests or family to enjoy. The annexe could potentially serve as an Air B&B or a rental opportunity as a source of income, subject of course, to applicable regulations.

Oscar James expect this property to generate early interest, so don't delay in contacting us, would be pleased to arrange viewings at your earliest convenience.

To buy or not to buy....

# OSCAR JAMES

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